

*the*  
**BRAY**  
AT LIBERTY PARK



**Fiscal Impact (projected over 25 years)**

Vestavia Hills (city & school system) fiscal impact	\$230,226,724
Jefferson County fiscal impact	\$69,887,599
<b>Total fiscal impact</b>	<b>\$300,114,323</b>
Total project cost (LPJV & affiliates)	\$850,000,000

**Proposed Public/Private Partnership**

Proposed to the City of Vestavia Hills to offset the feasibility gap and provide public amenities associated with project (grand lawn, trail system, common area improvements, roads, etc.):

**Commercial Development Rebates – \$12,000,000**

Rebate of city taxes and fees over 20 years; Revenue source: 50% of new money to city over time – includes some portions of building permit fees, percentage of sales tax, lodging tax, etc. If the development does not progress/perform as planned, City does not pay.

**Phase 1 – \$5,500,000**

Construction of public park and green spaces in town center; sanitary sewer improvements; road improvements; 2-3 year time frame; Revenue source: \$2.5MM from existing road reserves upon dedication of (currently) private roads to City. Balance being requested through intergovernmental sources. Monies to be paid over time upon meeting of designated construction delivery milestones.

**Phase 2 – \$5,500,000**

Extension of arterial road to Sicard Hollow Rd/South Liberty Pkwy; community pedestrian connectivity system (trail system & completion of roads in LP); 5-10 year time frame; Revenue source: Anticipated revenues from development and other sources. Monies to be paid over time upon meeting of designated construction delivery milestones.

**Total – \$23,000,000**

**This investment represents approximately 2.7% of the total project cost.**